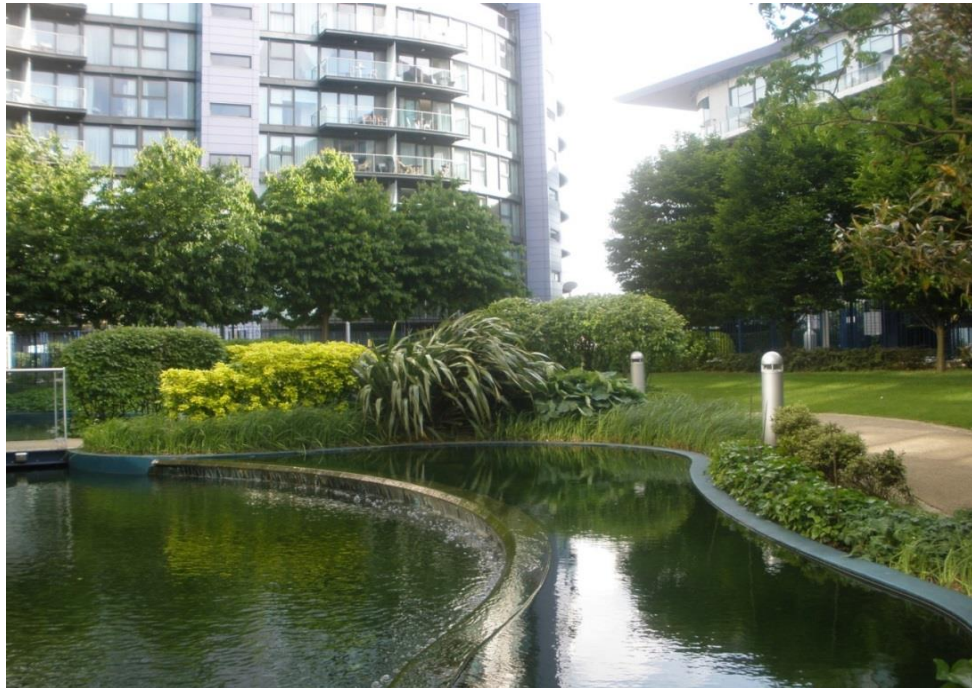


CHELSEA BRIDGE WHARF LONDON SW8



SERVICE CHARGE BUDGET YEAR ENDING 31 DECEMBER 2024

Rendall and Rittner Limited, 340 Deansgate, Manchester. M3 4LY,

Tel: 020 7702 0701, Fax: 020 7480 7999 E-mail: office@rendallandrittner.co.uk DX: 1074 London City

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CHELSEA BRIDGE WHARF, LONDON SW8
ESTIMATED SERVICE CHARGE EXPENDITURE - ESTATE
YEAR ENDING 31 December 2024

	2024 Budget	2024 Estate Management Fee	2023 Budget	2023 Estate Management Fee
	(£)	(£)	(£)	(£)
ESTATE OFFICE COSTS				
Estate Office Rent & S/C	13,000	-	13,000	-
Estate Office Costs	35,857	-	36,028	-
Estate Costs Contribution	-	1,000	-	1,000
	47,857	-	48,028	-
STAFF COSTS				
Wages	597,492	-	537,571	-
Ad Hoc Security Provision	15,000	-	32,000	-
Front Of House Officer Contribution	34,900	-	32,200	-
Staff Training, Uniforms & Recruitment	37,298	-	27,190	-
	684,690	-	628,961	-
UTILITIES				
Electricity	32,769	-	63,528	-
Water Charges	30,000	-	30,000	-
	62,769	-	93,528	-
CONTRACTS, MAINTENANCE & SERVICES				
External Cleaning Costs	1,700	-	8,150	-
Cleaning Materials inc. Bulbs	4,000	-	9,000	-
CCTV & Access Control	8,740	-	7,680	-
Community Events	5,000	-	18,000	-
Estate Vehicle Costs	1,000	-	1,000	-
Fire Safety & Equipment Maint.	9,000	-	8,100	-
Gardening	63,600	-	63,600	-
Drainage	48,000	-	50,000	-
General Maintenance - External	41,000	-	38,250	-
Engineering Insurance	2,670	-	3,400	-
Exterior Lift x 4 Maintenance (Incl Autodialler)	15,700	-	13,660	-
Pest Control	6,000	-	5,000	-
Plant Maintenance & Repairs	7,365	-	9,206	-
Port of London Authority Cost	26,000	-	14,000	-
Refuse & Recycling	1,500	-	30,926	-
Water Features	25,600	-	35,600	-
Cycle Store Contribution to Car Park	5,000	-	5,000	-
	271,875	-	320,572	-
INSURANCE				
Building & Terrorism Insurance	7,780	-	12,238	-
	7,780	-	12,238	-
BUILDING SAFETY ACT COSTS				
Apartments Door Inspection	-	-	-	-
Building Safety Regulator	-	-	-	-
Building Safety Regulator Registration	-	-	-	-
Digital tracking of inspections	-	-	-	-
Estate Plans (PIB Information)	-	-	-	-
Fire Fighting Equipment Check (including quarterly FDs)	-	-	-	-
Fire Risk Appraisal of External Walls	-	-	-	-
Golden Thread Documentation	-	-	-	-
Safety Case	-	-	-	-
Safety Case Report	-	-	-	-
Structural Review	-	-	-	-
	-	-	-	-
PROFESSIONAL FEES				
Accounts Preparation & Audit Fee	2,418	-	2,100	-
Health & Safety Fees	5,300	-	5,300	-
Building Safety Act Fee	-	-	-	-
Managing Agents Fees	-	179,774	-	218,353
Consultancy & Supervision Fees	4,000	-	4,000	-
	11,718	179,774	11,400	218,353
ANNUAL EXPENDITURE				
	1,086,689	179,774	1,114,727	218,353
RESERVES				
	350,000	-	350,000	-
TOTAL OF ESTIMATE				
	1,436,689	179,774	1,464,727	218,353

Note:

We hereby specify that in accordance with the relevant clause of the leases relating to Chelsea Bridge Wharf, the interim service charge payable for the year ending 31 December 2024 shall be based upon the above expenditure which we consider a reasonable interim on account payment.

The managing agent will be charging an additional fee each time it is necessary to instruct solicitors for the recovery of arrears which will be charged to the defaulting lessee.

Service charge funds are held in an interest bearing account and interest so earned will be included in the account for the year to 31st December 2024

In accordance with the Building Safety Act which came into effect in 2022, new Regulations have recently been introduced which have important implications on how buildings are managed. Therefore, additional costs apply and are stated on the Service Charge Estimate. Details of this are contained within the service charge guidance notes, as well as the covering letter from your Property Manager.

RENDALL AND RITTNER LIMITED
MANAGING AGENT
DATE: December 2023

CHELSEA BRIDGE WHARF, LONDON SW8
ESTIMATED SERVICE CHARGE EXPENDITURE - EUSTACE
YEAR ENDING 31 December 2024

	2024 Budget			2023 Budget		
	Block (£)	Internal (£)	Commercial (£)	Block (£)	Internal (£)	Commercial (£)
ESTATE CONTRIBUTIONS						
Service Charges (13.2892%)	144,412	-	-	148,138	-	-
Reserves (13.2892%)	46,512	-	-	46,512	-	-
	190,924	-	-	194,651	-	-
STAFF COSTS						
Wages (15.4356%)	-	46,902	-	-	43,128	-
Wages - Cleaners (15.64%)	-	45,577	-	-	42,423	-
Staff Training & Uniforms	-	2,074	-	-	1,317	-
	-	94,553	-	-	86,867	-
UTILITIES						
Electricity	-	35,152	-	-	74,231	-
Water Charges	-	23,000	1,050	-	23,000	1,050
	-	58,152	1,050	-	97,231	1,050
CONTRACTS, MAINTENANCE & SERVICES						
Cleaning Costs	-	1,900	-	-	3,800	-
Cleaning Materials inc. Bulbs	-	1,000	-	-	2,000	-
Cleaning Windows	11,700	-	-	18,000	-	-
Communal Television Systems	-	2,300	-	-	2,000	-
CCTV/Door Entryphone Systems	-	1,800	-	-	1,300	-
Eyebolts & Mansafe Systems	4,800	-	-	1,600	-	-
Fire Safety & Equipment Maint.	4,600	7,900	-	4,200	6,800	-
Fire Door Checks	-	-	-	-	5,064	-
Roof Cleaning	1,200	-	-	1,200	-	-
General Maintenance - External	8,600	-	-	8,310	-	-
General Maintenance - Internal	-	9,200	-	-	9,200	-
Engineering Insurance	-	4,400	-	-	4,400	-
Lift Maintenance Contract	-	13,000	-	-	11,000	-
Lift Telephone	-	1,500	-	-	1,500	-
Lightning Conductors	250	-	-	227	-	-
Pest Control	1,100	-	-	1,000	-	-
Plant Maintenance & Repairs	4,500	6,000	-	5,500	7,500	-
Refuse & Recycling	-	7,000	-	-	-	-
	36,750	56,000	-	40,037	54,564	-
INSURANCE						
Building & Terrorism Insurance	167,267	-	-	186,830	-	-
	167,267	-	-	186,830	-	-
BUILDING SAFETY ACT COSTS						
Apartments Door Inspection	-	6,120	-	-	-	-
Building Safety Regulator	10,368	-	-	-	-	-
Building Safety Regulator Registration	-	-	-	-	-	-
Digital tracking of inspections	-	204	-	-	-	-
Estate Plans (PIB Information)	-	-	-	-	-	-
Fire Fighting Equipment Check (including quarterly FDs)	-	8,172	-	-	-	-
Fire Risk Appraisal of External Walls	-	-	-	-	-	-
Golden Thread Documentation	1,200	-	-	-	-	-
Safety Case	4,200	-	-	-	-	-
Safety Case Report	21,606	-	-	-	-	-
Structural Review (Yr 2 or 3 cost)	-	-	-	-	-	-
	37,374	14,496	-	-	-	-
PROFESSIONAL FEES						
Accounts Preparation & Audit Fee	2,414	-	-	2,106	-	-
Health & Safety Fees	-	2,082	-	-	2,010	-
Building Safety Act Fee	7,320	-	-	-	-	-
Managing Agents Fees	-	38,057	1,112	-	35,701	1,043
	9,734	40,139	1,112	2,106	37,711	1,043
ANNUAL EXPENDITURE						
	442,050	263,341	2,162	423,624	276,373	2,093
RESERVES						
	20,000	70,000	-	40,000	50,000	-
TOTAL OF ESTIMATE						
	462,050	333,341	2,162	463,624	326,373	2,093

We hereby specify that in accordance with the relevant clause of the leases relating to Chelsea Bridge Wharf, the interim service charge payable for the year ending 31 December 2024 shall be based upon the above expenditure which we consider a reasonable interim on account payment.

The managing agent will be charging an additional fee each time it is necessary to instruct solicitors for the recovery of arrears which will be charged to the defaulting lessee.

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RENDALL AND RITTNER LIMITED
MANAGING AGENT
DATE: December 2023